

Minutes of the Regional Planning Commission
Tuesday, August 18, 2009, 4:00 p.m.
Lake County Division of Transportation Libertyville, IL

The Regional Planning Commission met with the following in attendance:

Members Present:

Marvin Raymond – Chair
Charles J. Lucas – Vice Chair
Craig Ellison
Lawrence Falbe
Paul Geiselhart
William Holleman
~~Donald Klein~~
Rory Klick
~~Marie Lyons~~
Jordan Madorsky
~~Loraine Ray~~
~~Bryan Rouse~~
~~Terry L. Weppeler~~
~~Charles Willms~~

Planning Staff:

Megan Krueger
Bill Hunt
David Husemoller
Eric Waggoner
Jeff Bell

Ex-Officios:

Others:

Mary Jane Lucas
Patty Werner

- 1.0 CALL TO ORDER** – the meeting was unofficially called to order by Chairman Raymond at 4:10 p.m. due to lack of a quorum.

Commissioner Klick entered the meeting at 4:19 pm.

The Meeting was officially called to order at 4:20 pm by Chairman Raymond

2.0 APPROVAL OF THE MINUTES

- 2.1 Motion:** Motion to approve the minutes from the July 21, 2009 Regional Planning Commission Meeting.
Made by: Commissioner Holleman
Seconded by: Commissioner Geiselhart
Action: Approved unanimously.

3.0 ADDED TO AGENDA ITEMS - None

4.0 PUBLIC COMMENTS - None

5.0 CHAIRMAN’S REMARKS

5.1 Introduction of New Regional Planning Commission Member Rory Klick

Chairman Raymond welcomed the newest member of the Regional Planning Commission, Rory Klick. Ms. Klick will be representing the area of Lake Villa.

6.0 PLAN REVIEWS AND HEARINGS – None

7.0 OLD BUSINESS

8.0 NEW BUSINESS

8.1 Proposed Text Amendments to the Unified Development Ordinance

Mr. Eric Waggoner presented the 2009 Proposed Text Amendments to the Unified Development Ordinance to the Commissioners. He explained that the Planning, Building and Development staff routinely goes through the process of amending the text of the ordinances. The PB&Z has authorized the Zoning Board of Appeals to conduct public hearings regarding these proposed amendments. The Regional Planning Commission also has an important role in the review process by considering the potential regional significance of the amendments. Eventually the text will be returned to the PB&Z Committee for final updates, and then to the County Board for incorporation into the Unified Development Ordinance.

Mr. Waggoner went on to state that he will be reviewing both housekeeping and substantive amendments with the Commission. While the housekeeping amendments are modifications to existing ordinances, the substantive amendments are new, and in the case of Amendments #5 and #6, still in development. Research is still being conducted on these issues but consideration should still be given to these important additions.

Mr. Waggoner stated that it may be necessary to call a special meeting of the RPC prior to the ZBA Public Hearing on the Proposed Text Amendments which is scheduled for September 10, 2009.

Chairman Raymond suggested that the housekeeping amendments be reviewed quickly with suggested modifications noted and each amendment approved individually.

Mr. Waggoner discussed each housekeeping amendment independently, and answered questions pertaining to the specific amendment.

Motion: Motion to approve proposed amendments one through three as written.
Made by: Commissioner Madorsky
Seconded by: Commissioner Holleman
Action: Approved unanimously.

Motion: Motion to approve amendment number four as written.
Made by: Commissioner Madorsky
Seconded by: Commissioner Holleman
Action: Approved unanimously.

Motion: Motion to approve amendment number five as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number six as written.
Made by: Commissioner Geiselhart

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Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number seven as written.
Made by: Commissioner Ellison
Seconded by: Commissioner Geiselhart
Action: Approved unanimously.

Motion: Motion to approve amendment number eight as written.
Made by: Commissioner Holleman
Seconded by: Commissioner Lucas
Action: Approved unanimously.

Motion: Motion to approve amendment number nine as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number ten as written.
Made by: Commissioner Ellison
Seconded by: Commissioner Geiselhart
Action: Approved unanimously.

Motion: Motion to approve amendment number eleven as written.
Made by: Commissioner Madorsky
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number twelve as written.
Made by: Commissioner Lucas
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number thirteen as written.
Made by: Commissioner Ellison
Seconded by: Commissioner Geiselhart
Action: Approved unanimously.

Motion: Motion to approve amendment number fourteen as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
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Motion: Motion to amend text amendment number fifteen by changing three-foot to four-foot width.
Made by: Commissioner Madorsky
Seconded by: Commissioner Lucas
Action: Approved unanimously.

Motion: Motion to approve amendment number sixteen as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to approve amendment number seventeen as written.
Made by: Commissioner Lucas
Seconded by: Commissioner Madorsky
Action: Approved unanimously.

Motion: Motion to approve amendment number eighteen as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
Action: Approved unanimously.

Motion: Motion to amend substantive amendment number one by making Group Living a Conditional Use, rather than a Permitted Use in the R4A category in the Use Table.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Madorsky
Action: Approved unanimously.

Motion: Motion to approve substantive amendment number one as amended.
Made by: Commissioner Ellison
Seconded by: Commissioner Falbe
Action: Approved unanimously.

Motion: Motion to approve substantive amendment number two as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Klick
Action: Approved unanimously.

Motion: Motion to approve substantive amendment number three as written.
Made by: Commissioner Geiselhart
Seconded by: Commissioner Ellison
Action: Approved unanimously.

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Mr. Eric Waggoner began speaking about the text amendments regarding Landscaping Amendment #4, and what the County is promoting with the proposals. He explained that the landscape section is intended to preserve or enhance the appearance and character of property and its surroundings; to reduce noise and air pollution, light glare, soil erosion and thermal heating of the environment; to provide buffering between land uses and zoning districts of different intensity; to promote the preservation of existing significant vegetation; to improve the appearance of parking areas and property abutting public rights-of-way; to promote the implementation of best management practices, at low impact development features and sustainable design elements.

Commissioner Madorsky stated he does not agree with the landscaping concept for the following reasons: increased landscaping in parking lots is difficult to maintain and it makes snow plowing more difficult. He also explained that it decreases the number of parking spaces and causes more damage to personal vehicles due to the tighter quarters. He stated that he does agree with using good soils, but he doesn't agree with these requirements as he feels this is a burden on business owners.

Mr. Jeff Bell explained that the County is promoting the idea of improved water quality with the installation of bioswales, which are suggested but not required. Bioswales help filter the drainage across the lots into stormwater detention areas and they help with external heat production on the lots. Standards are also being set for the installation of the landscaping with regard to the soils. Most of the sites have low grade soil; it consists of compacted clay and does not promote root growth. Better soil will promote rooting and reduce the level of necessary maintenance and, in turn, the required replacement of plants that do not survive.

Commissioner Klick commented that there are professional arborist standards and performance criteria for trees. The standards are used by professional arborists as a consistent technique for evaluating the quality and health of trees.

Chairman Raymond stated that time would not allow for the discussion to continue. Mr. Waggoner asked for the Commissioners to consider a special call meeting prior to September 10, 2009. At the next meeting the Commission would continue the review of the remaining amendments.

8.2 Update on Local Food Planning Presentation to the PB&Z Committee

Mr. David Husemoller discussed the events of the coming months with regard to the request of the Planning, Building and Zoning Committee. Because of the review of the text amendments, the date for submission of the report on Local Food Production to the PB&Z Committee will be in November or December of 2009.

8.3 September 15, 2009 RPC Meeting

Mr. David Husemoller explained that he has tentatively scheduled Vicky Ranney to speak to the Commission at the September 15, 2009 Regional Planning Commission meeting. Ms.

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Ranney will provide an update on the Illinois Food, Farms and Jobs Act.

8.4 The Legacy of Burnham and Bennett in Lake County Planning – Video Presentation

Time did not allow for the presentation of this video.

9.0 OTHER BUSINESS

9.1 Chairman’s Report – None

9.2 Commissioners’ Comments - None

9.3 Director’s Report

Mr. Bill Hunt announced the 2009 APA Upper Midwest Conference in Downtown Chicago September 24-26, 2009. Any Commissioners wishing to attend the conference should contact Megan, and she will complete their registration. The deadline for registration is August 28, 2009. Mr. David Husemoller will also conduct a seminar during the conference, and he welcomes the Commissioners to attend.

Mr. Hunt went on to announce two Go To 2040 presentations by the Chicago Metropolitan Agency for Planning; these sessions may be of interest to the Commissioners. The sessions are on Thursday, August 20, 2009 in Fox Lake and Tuesday, August 25, 2009 in Grayslake.

The Commissioners agreed on the date of September 8, 2009 at 4:00 pm for the special call meeting of the Regional Planning Commission to finalize the review of the 2009 proposed text amendments to the Unified Development Ordinance.

When the plans for the special call meeting are in place with regard to the room and time, Megan will notify the Commission members.

9.4 Ex-Officio Reports – None

10.0 ADJOURNMENT

Motion: To adjourn the August 18, 2009, RPC Meeting at 6:09 p.m.
Made by: Commissioner Holleman
Seconded by: Commissioner Lucas
Action: Approved unanimously

Marvin J. Raymond – Commission Chairman

Rory Klick

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Megan Krueger – Recording Secretary